



# City of Apache Junction, Arizona

## Agenda - Final

### Planning and Zoning Commission

Meeting location:  
City Council Chambers  
at City Hall  
300 E Superstition Blvd  
Apache Junction, AZ  
85119

www.ajcity.net  
P: (480) 474-5083

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Tuesday, January 12, 2021

7:00 PM

City Council Chambers

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**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Consent Agenda**

*The commission may, at this time, take single action on any or all items listed as consent agenda items. These include acceptance of agenda and acceptance of minutes. Any member of the commission may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.*

[21-014](#) Consideration of approval of agenda.

[21-015](#) Consideration of approval of regular meeting minutes of December 8, 2020.

**Attachments:** [PZ Meeting Minutes 12082020](#)

**5. Public Hearings**

*The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.*

[21-013](#) Presentation, discussion, public hearing and consideration of cases PZ-10-20 and SD-2-20, a proposed rezoning of approximately 7 acres from B-1 (General Commercial) and RS-20M (Medium Density Single-Family Detached Residential) to RM-2/PD (High Density Multiple-Family Residential by Planned Development); and concurrent preliminary plat for a 96-lot residential subdivision located near the southeast corner of Ironwood Drive and Superstition Boulevard.

**Attachments:** [SD-2-20 and PZ-10-20 Staff Report](#)  
[PZ-10-20 and SD-2-20 Applications](#)  
[Project Narrative](#)  
[Public Participation Final Report](#)  
[Preliminary Plat for Ironwood Station](#)  
[Preliminary Landscape & Wall Plan](#)  
[Elevations and Floor Plans](#)

**21-016**

Presentation, discussion, public hearing and consideration of case PZ-1-20, a proposed rezoning of approximately 7.93 acres from B-4 (Business Park) to RM-1/PD (High Density Multiple-Family Detached Residential by Planned Development) and a Minor General Plan Amendment from Light Industrial/Business Park to High Density Residential, for a 107 lot residential subdivision for the properties located on the south side of Old West Highway, east of Royal Palm Road and west of Tomahawk Road.

**Attachments:** [PZ-1-20 P&Z Staff Report](#)  
[1. PZ-1-20 Zoning Application](#)  
[2. Project Narrative](#)  
[3. PZ-1-20 Aerial Exhibit](#)  
[4. Preliminary Site Plan](#)  
[5. Preliminary Landscape Plan](#)  
[6. Preliminary Elevations and Floor Plans](#)  
[7. Written Comments Received from Neighbors](#)

**6. Old Business**

**7. New Business**

*The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.*

**8. Information and Reports**

*The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.*

**9. Director's Report**

*The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.*

**10. Selection of Meeting Dates, Times, Location and Purpose**

*Hold a regular meeting on Monday, January 26, 2021 at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.*

## **11. Adjournment**

*Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.*

*The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.*